Spring 2021

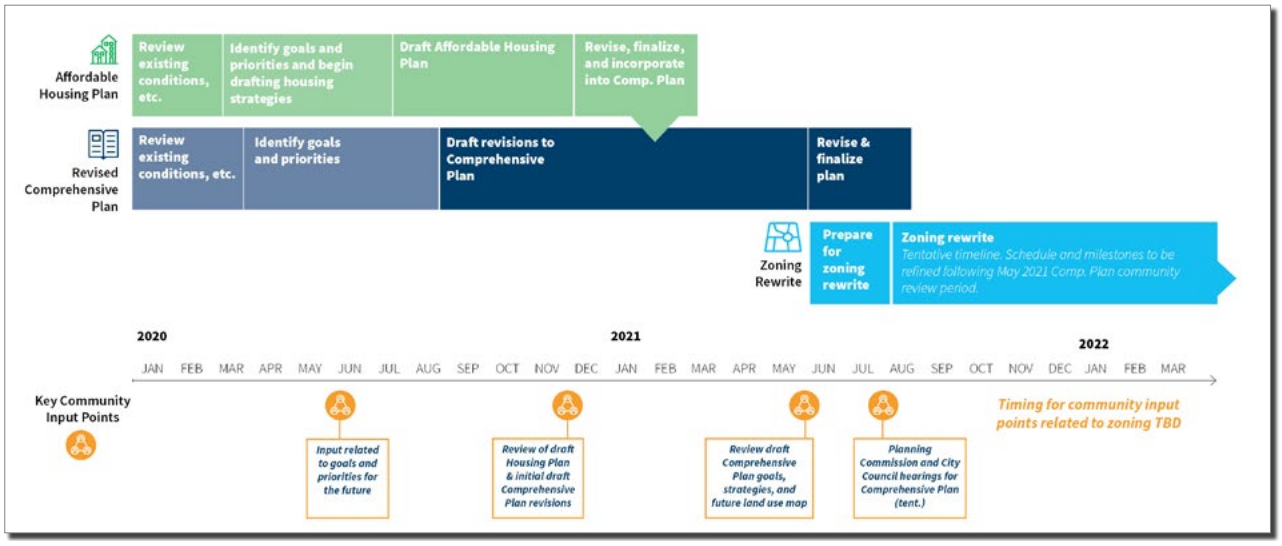
CVILLE PLANS TOGETHER

Cville Plans Together is an opportunity for the community as a whole to update the city's future vision, focusing on ***equity*** and ***affordability***.

Together, we have developed...
An **Affordable Housing Plan**, with recommendations for improving affordability throughout the city.

We are developing...
An update to the **City's Comprehensive Plan**, to guide the ways that the city will change and grow in the future.

We will develop...
A new **Zoning Ordinance**, to ensure that development takes place in a clear and effective manner, and to work toward correcting injustice related to land use.

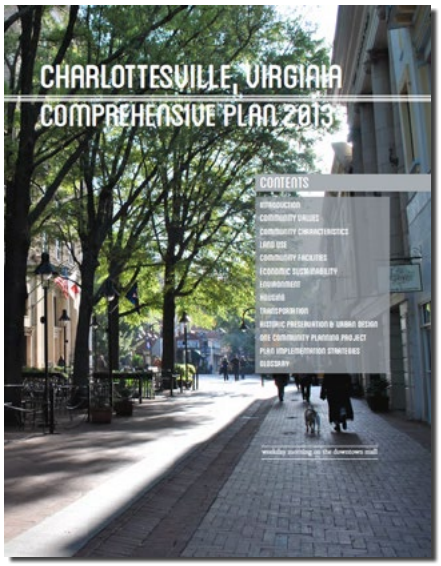

Affordable Housing Plan
Review existing conditions, etc.
Identify goals and priorities and begin drafting housing strategies
Draft Affordable Housing Plan
Revise, finalize, and incorporate into Comp. Plan
Revised Comprehensive Plan
Review existing conditions, etc.
Identify goals and priorities
Draft revisions to Comprehensive Plan
Revise & finalize plan
Zoning Rewrite
Prepare for zoning rewrite
Zoning rewrite
Tentative timeline. Schedule and milestones to be refined following May 2021 Comp. Plan community review period.
2020
2021
2022
JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR
Key Community Input Points
Input related to goals and priorities for the future
Review of draft Housing Plan & initial draft Comprehensive Plan revisions
Review draft Comprehensive Plan goals, strategies, and future land use map
Planning Commission and City Council hearings for Comprehensive Plan (tent.)
Timing for community input points related to zoning TBD

Through June 13, we invite you to review and comment on draft updates to the Comprehensive Plan, including:

- » Draft chapters, with a revised Vision Statement, as well as Goals to support the Vision Statement and Strategies to address each Goal
- » The Draft Future Land Use Map

Website: cvilleplanstogether.com/engage3

The Comprehensive Plan describes & illustrates community goals and guides decision-making for various matters.



- Once adopted, it is the statement of the **city's intentions and policies regarding land use and development**. Land use and design policies must then be reflected in the zoning ordinance to be effective.
- The current plan was adopted in 2013. The Planning Commission began review/revisions in 2017-2018, with many community discussions and development of draft chapters.
- ***Cville Plans Together*** is continuing and finalizing these updates, with a focus on Housing Affordability and Equity.

Chapters of the Comprehensive Plan:

- Land Use, Urban Form, and Historic and Cultural Preservation
- Housing
- Transportation
- Environment, Climate, and Food Access
- Economic Prosperity and Opportunity
- Community Facilities and Services
- Community Engagement and Collaboration

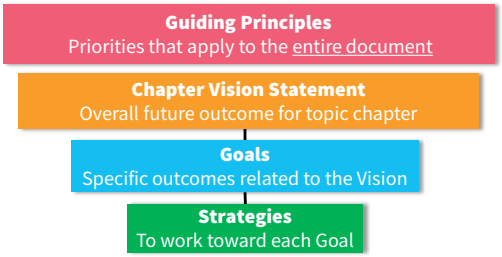
The Future Land Use Map (FLUM) is a part of the Land Use, Urban Form, and Historic and Cultural Preservation Chapter of the 2021 Comprehensive Plan update.

The FLUM does not dictate zoning, though it can guide it. An update to the Zoning Ordinance will follow the adoption of the Comprehensive Plan. The land use categories that are shown on the FLUM may allow several different types and levels of zoning.

Comprehensive Plan Guiding Principles

These Guiding Principles are priorities that apply to the entire Comprehensive Plan. The Guiding Principles were revised following community input in fall 2020.

Chapter Structure



Equity & Opportunity: All people will be able to thrive in Charlottesville.

The City will support development and initiatives that take into consideration the full range of needs of Charlottesville's diverse community, including residents, visitors, people who work in Charlottesville, business owners, and property owners.

All Charlottesville residents, regardless of race, ethnicity, age, income, neighborhood, religious affiliation, gender expression, sexual orientation, country of origin, immigration status, and other personal characteristics will have equitable and expanded access to safe and affordable housing options, desirable jobs and wealth building opportunities, healthy and local foods, robust parks and natural resources, high-quality education and training, and other infrastructure and services that support a high quality of life.

Community Culture & Unity: Charlottesville's rich and diverse culture and form will be celebrated, and the entire community will feel welcomed, valued, and respected.

The City will protect, celebrate, and enhance the people and places that have added to the uniqueness and cultural diversity of the community.

Local & Regional Collaboration: From the neighborhood to the region, open conversations and partnerships will make the city stronger.

The City will actively and meaningfully seek community input in strategizing and implementing all planning efforts and will utilize local and regional partnerships, including with UVA and Albemarle County, to achieve stronger, more effective outcomes.

Environmental Stewardship & Sustainability: The Charlottesville community will demonstrate environmental and climate leadership.

The City government will reduce its carbon footprint and other environmental impacts. The Charlottesville community will be empowered and encouraged to reduce their environmental footprint and benefit from energy efficiency efforts. All will have access to high-quality natural resources, including improved air, soil, and water quality.

Connections & Access: The City will consider land use and transportation in complementary ways, creating more accessible and safer mobility options for all.

Residents and visitors will have a variety of travel options to move safely, efficiently, and affordably throughout neighborhoods, the city, and the region, with easy access to services, employment opportunities, healthy food sources, parks, schools, and other services and amenities, regardless of vehicle ownership or physical ability. The City will place an emphasis on enhancing networks and safety for walking, riding bicycles, and public transportation.

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Updates to the Comprehensive Plan

The seven topic-specific chapters of the Comprehensive Plan are listed below, along with some of the major updates that are incorporated into the drafts. Each chapter contains a Vision Statement, as well as Goals and Strategies to help make the Vision a reality.

Visit tinyurl.com/DraftChapters or ***scan this QR code*** to view the full draft versions of the chapters.

Chapters	Major Updates
Community Engagement and Collaboration (New)	» Focuses on creating **standardized processes**, actively seeking **representative and inclusive input**, **partnering** with community groups and residents, and using a range of **virtual and in-person engagement** strategies
Land Use, Urban Form, and Historic & Cultural Preservation	» **New draft Future Land Use map**, which sets the stage for the zoning rewrite » Strategies for ensuring that the implementation of the Future Land Use Map is tied to **equity and affordability** » Support for a mix of uses and increased **housing options** throughout the city, with strategies to **mitigate displacement and reduce demolition of existing homes** » Recognizes role that **historic properties** have in the city, and the role they can play in the housing conversation
Housing	» Incorporates recommendations from **the Affordable Housing Plan** including those related to funding, governance, tenants' rights, and subsidies » Supports a range of **housing options throughout the city**
Economic Prosperity and Opportunity	» **Builds on existing programs focused on job training and placement**, and adds additional focus on community wealth building » **Supports economic development at a variety of scales**
Environment, Climate, and Food Access	» Supports the forthcoming **Climate Action Plan** and **Rivanna River Corridor Plan** » Supports achievement of the city's **energy** goals » Adds additional focus on **food access**
Transportation	» Prioritizes **safe, multimodal transportation** in Future Land Use Map nodes and corridors, and in neighborhoods currently lacking transportation options » Supports **planned projects**, **potential reduction in parking requirements** (where paired with supporting policies), and regional **Transportation Demand Management** discussions
Community Facilities and Services	» Supports ongoing needs related to services, and supports community-police discussions about a **range of ways to enhance community safety** » Emphasizes the **role that infrastructure must play in any growth areas** » Provides several strategies related to Parks & Recreation improvements and plans

More information at cvilleplanstogether.com/engage3

Future Land Use Planning Objectives

These objectives informed the development of the Future Land Use Map. They were developed using feedback from the community, as well as input from the Cville Plans Together Steering Committee and the Planning Commission.

- **Build upon land use recommendations** integrated within the City's citywide studies, Small Area Plans, and the 2021 Affordable Housing Plan.
- Ensure citywide, **equitable** opportunities for **density increases** and enhanced community services.
- Increase density around community amenities such as **shopping, employment centers, and transit**.
- Explore the development potential of **vacant or underutilized** properties.
- Maximize access to **public open spaces and schools**.
- Establish correlations between the City's land uses, **UVA and the Urban Ring**.
- Increase **access to transit** to help achieve the City's climate goals.
- Protect, preserve and enhance **natural & and cultural resources**.
- Ensure long term **economic sustainability** of the City by planning for a wide range of commercial land use types.

Connection between the Future Land Use Map and Comprehensive Plan Chapter Goals and Strategies

- The draft Future Land Use Map **illustrates a land use vision for the future** that includes an enhanced mix of uses and potential for increased housing options throughout the city, but it **does not provide details related to implementation**.
- Changes in land use or development intensity alone cannot solve the city's **housing affordability needs or address other Comprehensive Plan goals**.
- In order to achieve this land use vision along with goals related to affordability, mitigation of displacement, environmental protection, and more, **development will need to be paired with policies, requirements, incentives, and subsidies** to support these outcomes.
- **Please see the draft Comprehensive Plan chapters** and **FAQ** at cvilleplanstogether.com/engage3/ for more information.

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Land Use Categories

GENERAL RESIDENTIAL
A range of housing types scaled in context with the existing single-family character, or prevailing neighborhood character.

MEDIUM-INTENSITY RESIDENTIAL
A variety of housing types, including row houses, townhouses, and smaller multi-unit buildings, compatible with adjacent lower intensity neighborhoods.

HIGH-INTENSITY RESIDENTIAL
Neighborhoods and sites for larger multi-unit housing.

NEIGHBORHOOD MIXED USE NODE
Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings compatible with surrounding residential areas.

URBAN MIXED USE NODE
Urban mixed use areas that support housing, employment, and commercial goals and needs at key locations.

DOWNTOWN CORE
A primary activity hub for the community.

NEIGHBORHOOD MIXED USE CORRIDOR
Neighborhood mixed use arranged along corridors that support existing residential districts.

URBAN MIXED USE CORRIDOR
Higher intensity mixed use development arranged along corridors that link the employment, commercial, and civic hubs of the city.

BUSINESS AND TECHNOLOGY MIXED USE
Mixed use areas that allow traditional light industrial and production uses as well as additional commercial uses and residential uses, where feasible.

PUBLIC PARK OR OPEN SPACES

CEMETERY

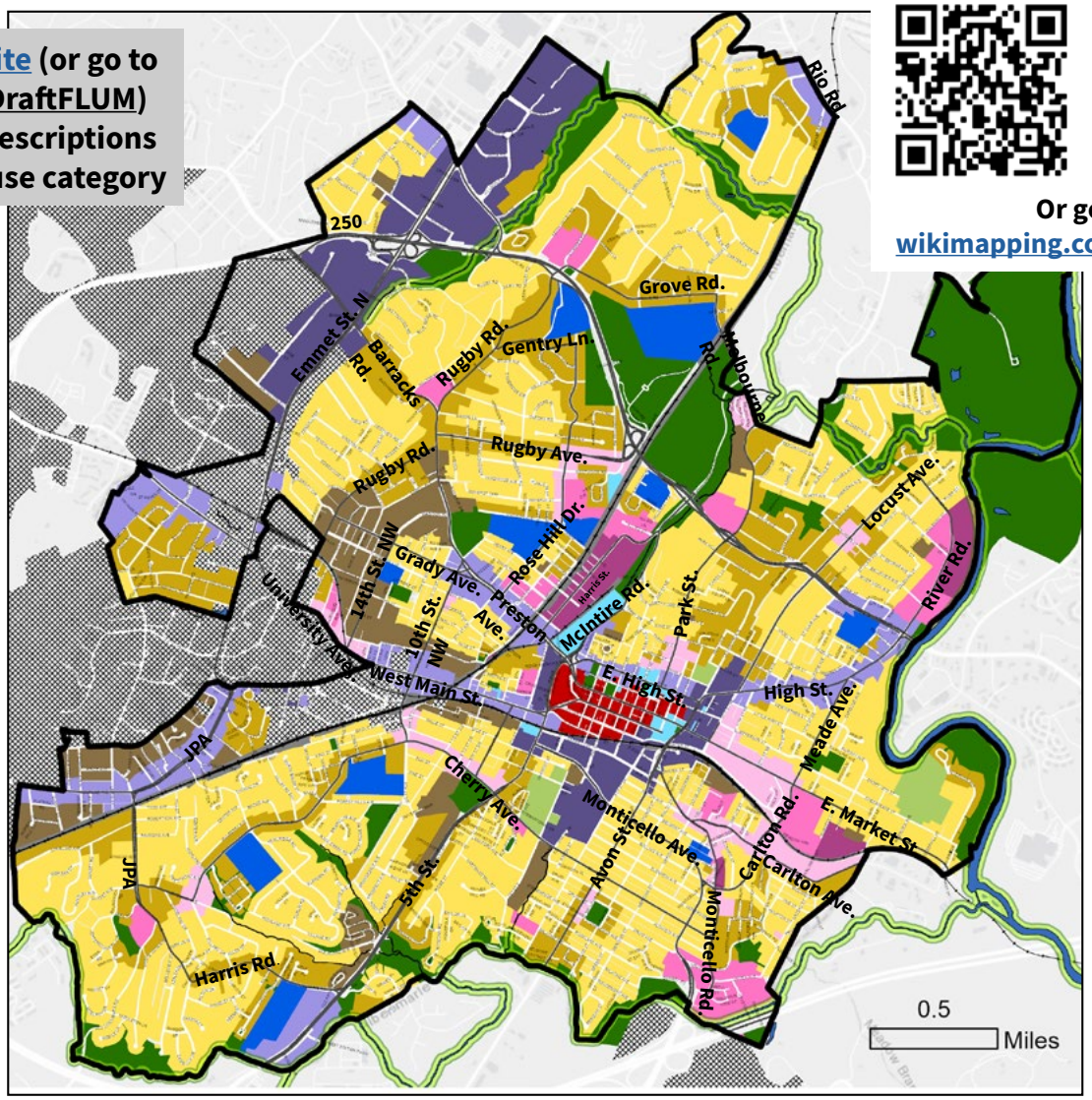
CIVIC (PUBLIC / SEMI-PUBLIC)

EDUCATION (PUBLIC SCHOOLS)

UNIVERSITY OF VIRGINIA (UVA)

STREAM BUFFER

See the website (or go to tinyurl.com/DraftFLUM) for detailed descriptions of each land use category



Scan this to view and comment on an interactive map

Or go to: wikimapping.com/Cville-FLUM

More information at cvilleplanstogether.com/engage3